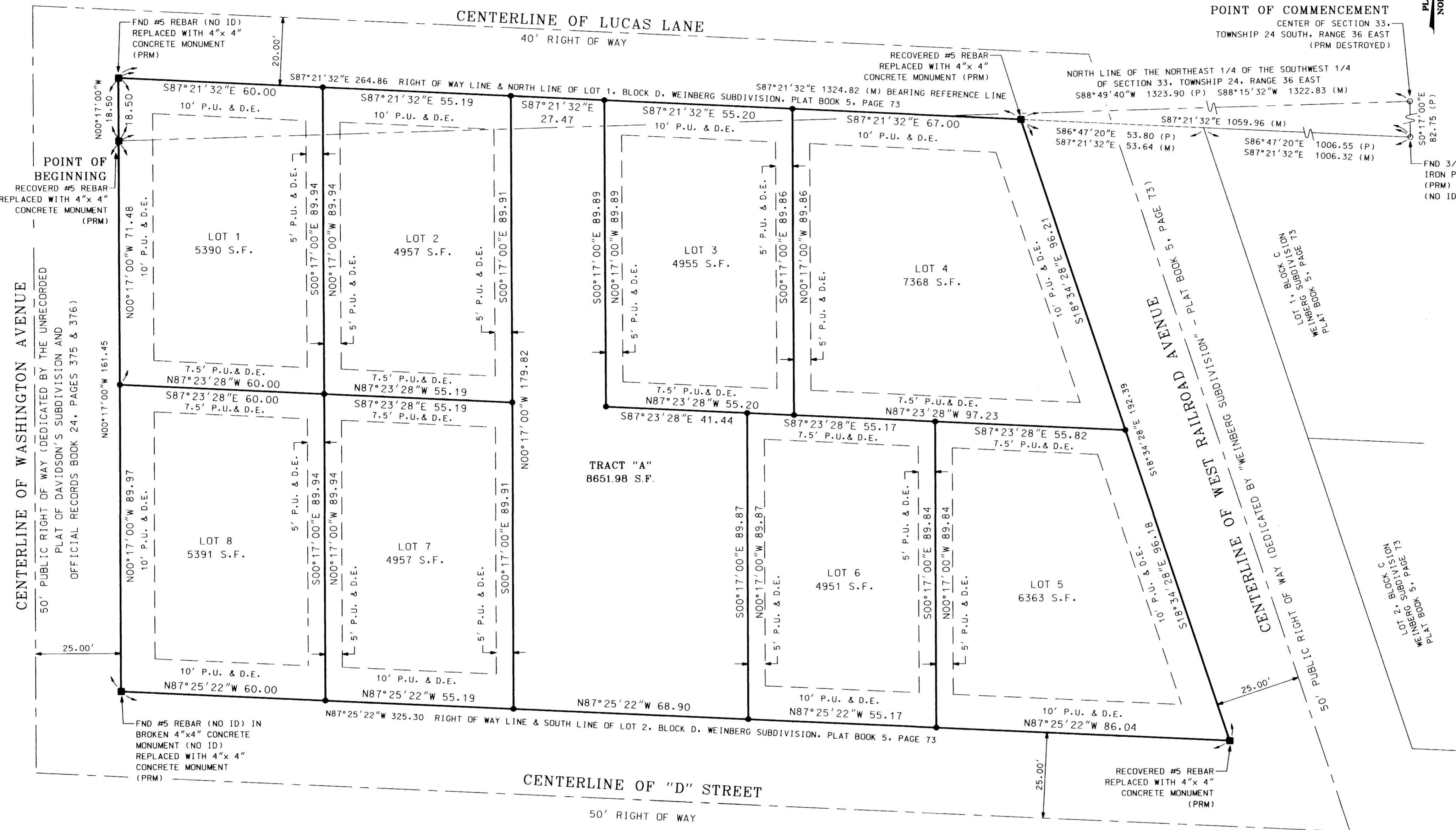


# REGINA MYRA SUBDIVISION

A SUBDIVISION LYING IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 36 EAST,  
CITY OF COCOA, BREVARD COUNTY, FLORIDA BEING A REPLAT OF LOTS 1 & 2, BLOCK 'D', WEINBERG SUBDIVISION,  
RECORDED IN PLAT BOOK 5, PAGE 73

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING IN A PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BEING LOTS 1 & 2, BLOCK 'D', WEINBERG SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 73 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE CENTER OF SECTION 33, TOWNSHIP 24 SOUTH RANGE 36 EAST; THENCE S88°15'32"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1322.83 FEET, TO A CONCRETE MONUMENT STAMPED 'PRM LS 5117' ON THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE AND THE POINT OF BEGINNING; THENCE N00°17'00"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 18.50 FEET, TO A POINT OF THE SOUTH RIGHT OF WAY LINE OF LUCAS LANE; THENCE S87°21'32"E ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 264.86 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WEST RAILROAD AVENUE; THENCE S18°34'28"E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 192.39 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 'D' STREET; THENCE N87°25'22"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 325.30 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID WASHINGTON AVENUE; THENCE N00°17'00"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 161.45 FEET, TO THE POINT OF BEGINNING. CONTAINING 1.2 ACRES, MORE OR LESS.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the individuals named below, being the owners in fee simple of the lands described in:

**REGINA MYRA SUBDIVISION**

hereby dedicates said lands and plat for the use and purposes therein expressed and dedicates utility easements shown hereon to the perpetual use of the public and the City of Cocoa, Florida (subject to notes hereon).

IN WITNESS WHEREOF, the below named individuals have caused these presents to be signed and attested to by the individuals named below and their seals to be affixed hereto on:

Dated: 12-3-07  
By: Gerard O. Chester, President/ CEO  
CENTRAL FLORIDA CDC  
COMMUNITY DEVELOPMENT CORPORATION  
P.O. BOX 15065  
DAYTONA BEACH, FL 32115-5065  
Signed and sealed in the presence of:

Dodie Selig Darleen P. Keese  
STATE OF FLORIDA, COUNTY OF BREVARD

THIS IS TO CERTIFY, That on before me known to be the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date:  
Darla Diane Simpson  
NOTARY PUBLIC  
MY COMMISSION # DD581236  
EXPIRES: Aug. 3, 2010  
My Commission Expires:

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered Surveyor and Mapper, does hereby certify that on January 1, 2006, he completed the survey of the lands as shown on the foregoing plat; that said plat is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that permanent reference monuments (P.R.M.'S) have been placed as required by law, and that permanent control points (P.C.P.'S) and monuments according to Sec. 177.091(9), F.S. will be set under the guarantees posted with the City of Cocoa, Florida for the required improvements and further, that the survey data complies with all requirements of Chapter 177, Part 1, Florida Statutes, as amended.

Dated: Nov 29, 2007  
David J. Kugelmann  
Registered Florida Surveyor & Mapper #5111  
For: Kugelmann Land Surveying, Inc.  
30 North Tropical Trail, Suite B  
Merritt Island, Florida 32953  
Tel: (321) 459-0930  
Florida Corporate Certificate #6575

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on 11/29/07 the City Council of the City of Cocoa, Florida approved the foregoing plat.

Michael C. Blake  
MAYOR:  
Joan Clark  
CITY CLERK:

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF COCOA

I HEREBY CERTIFY, that I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part 1, Florida Statutes.

Robert M. Packard Dated: 12/4/07  
Reg. Florida Surveyor & Mapper #3867

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on 01-14-2008 at 14:28:20. File No. 208007447

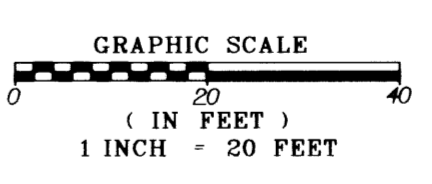
Scott Ellis  
Clerk of the Circuit Court  
in and for Brevard County, Florida.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**LEGEND:**  
■ DENOTES THE SETTING OF A PERMANENT REFERENCE MONUMENT (PRM) CONSISTING OF A 4" X 4" X 24" CONCRETE MONUMENT WITH A METAL CAP STAMPED "PRM LS 5117".  
● DENOTES THE SETTING OF A 1/2" REBAR & CAP STAMPED "LS 5117".  
(P) DENOTES PLAN PER PLAT BOOK 5, PAGE 73 (M) DENOTES MEASURED (D) DENOTES DEED.

**ABBREVIATIONS:**  
FND FOUND  
C/L CENTERLINE  
PCP PERMANENT CONTROL POINT  
PRM PERMANENT REFERENCE MONUMENT  
ID IDENTIFICATION  
P.U. & D.E. PUBLIC UTILITIES & DRAINAGE EASEMENT  
P.U.-E. PUBLIC UTILITY EASEMENT  
PG. PAGE  
O.R.-B. OFFICIAL RECORDS BOOK  
S.F. SQUARE FEET



- GENERAL NOTES:**
- THE SUBJECT PARCEL LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE SPECIAL FLOOD HAZARD AREAS) PER FLOOD INSURANCE RATE MAP NO. 12009C0355E, DATED AUGUST 01, 1999.
  - BEARINGS DEPICTED ARE ASSUMED FOR CALCULATION PURPOSES ONLY AND ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF LUCAS LANE HAVING A BEARING OF S87°21'32"E.
  - TRACT "A" IS DEDICATED AS A NEIGHBORHOOD PARK. THE CITY SHALL OPERATE AND MAINTAIN THE NEIGHBORHOOD PARK, INCLUDING THE STORMWATER AND IRRIGATION SYSTEM WITHIN THAT NEIGHBORHOOD PARK. AFTER CONSTRUCTION IS COMPLETED AND THE PLAT IS DEEDED TO THE CITY, THE DEVELOPER SHALL TRANSFER THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) PERMIT TO THE CITY.
  - THE SUBDIVISION SHALL CONSIST OF EIGHT (8) SINGLE-FAMILY UNITS. ALL UNITS SHALL HAVE A MINIMUM 3 BEDROOMS, 2 BATHS, AND 1 CAR GARAGE. LOT 5 SHALL BE A 4 BEDROOM, 2 BATH, 1 CAR GARAGE. THE DRIVEWAYS FOR LOTS 1-4 SHALL FACE D STREET. THE DRIVEWAYS FOR LOTS 5-8 SHALL FACE LUCAS LANE. THE UNITS SHALL BE CONSTRUCTED WITH CONCRETE BLOCK. EACH UNIT SHALL HAVE A MINIMUM LIVING AREA OF 1,200 SQUARE FEET.
  - LOTS 1 THROUGH 8 ARE HEREBY ENCUMBERED BY A 10.00 FOOT WIDE PUBLIC UTILITY & DRAINAGE EASEMENT CONTIGUOUS, COINCIDENT AND ADJACENT TO ROAD RIGHTS-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
  - LOTS 1 THROUGH 8 ARE HEREBY ENCUMBERED BY A 7.50 FOOT WIDE PUBLIC UTILITY & DRAINAGE EASEMENT ALONG THE REAR LOT LINES AND A 5.00 FOOT WIDE PUBLIC UTILITY & DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES.
  - ALL PUBLIC UTILITY & DRAINAGE EASEMENTS SHALL BE FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER DRAINAGE, FLORIDA POWER AND LIGHT ELECTRIC LINES, CITY GAS LINES, SOUTHERN BELL PHONE LINES, CITY OF COCOA WATER LINES, CITY OF COCOA WASTEWATER LINES, AND CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITY OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.
  - TRACT "A" IS ENCUMBERED BY A BLANKET PUBLIC UTILITY EASEMENT.
  - A DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO ALL LOTS IN THIS SUBDIVISION IS BEING RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE O.R.-B. PG(S)
  - FOR MORTGAGEES JOINDER IN DEDICATION SEE O.R.-B. PG(S)

KUGELMANN LAND SURVEYING, INC.  
30 NORTH TROPICAL TRAIL  
SUITE B  
MERRITT ISLAND,  
FLORIDA 32953  
(321) 459-0930  
L.B. NO. 6575